

Courthouse Study

The Queen Anne's County Circuit Courthouse Study was developed to provide information to the County and Circuit Court upon which to base short and long-term facility development decisions for the Circuit Court of Queen Anne's County. The study's scope focused on the main county courthouse located in downtown Centreville, Maryland.

The courthouse study provides the following:

- General assessment of existing facility conditions.
- Departmental staff and space requirements for the current, five, ten, fifteen, twenty and twenty-five year period.
- Long-term planning options to accommodate departmental facility requirements to the year 2030 as a driver for the short-term option.
- Short-term planning options to accommodate department facility requirements.
- Estimated current project costs.
- Recommendation for implementation.

Statement of Problem

Currently, the county's Circuit Court system in this study operates from the historic courthouse in downtown Centreville, consisting of three levels, one below grade and two above grade. It is the oldest courthouse in continuous use in the State of Maryland and one of the oldest in the country. The facility is overcrowded, functionally deficient and requires ADA, life safety and building code upgrades. Though people go through a security screening process upon entering the courthouse at the entry level, the courthouse still has severe security deficiencies related to the lack of prisoner transfer and holding facilities, and commingling of judge, jurors, staff and the public in a common corridor system throughout the building. In-custody defendants are escorted through an exterior side door and taken up a dedicated elevator used by the sheriff to a holding cell adjacent to the courtroom. In-custody defendants are often escorted through the front door, which is the only public access, and taken up an elevator (dedicated for secure use and ADA from first to second floor, only) used by the sheriff, to a holding cell adjacent to the courtroom. Even when in-custody prisoners are brought in through a side access, the entrance is into the Clerk's Office and the path to the elevator goes through an office with six-seven employees. The present system is very disruptive. This elevator also provides the only means of accessing the other floors for the physically disabled.

The extent of current facility deficiencies and their impact on operations and services to the public varies. The following is a brief summary of the status of existing building:

- The building cannot accommodate the current and future needs of the judicial system.
- Significant building systems (air handling, mechanical, electrical, and telecommunications) are operating beyond their capacity or they are at the end of their useful life.
- In order to meet applicable codes and update facility infrastructure, substantial costs will be incurred.

Project Goals

Throughout the duration of the planning process, DMJM Design met with the Chief Administrative Judge and Clerk of the Circuit Court to understand their goals for this project. Identifying these goals helped to formulate a process that assures they would be addressed and used in arriving at a recommended solution. The goals identified consist of:

- Accommodate Long- and Short-Term Needs of the Judicial System.
- Provide a secure facility.
- Co-locate the Clerk of Court function.
- Enhance the effective and efficient operation of the court system.
- Develop cost-effective solution.
- Addition of a second courtroom to accommodate another judge and master, as well as help with case management.

Scope of Work

DMJM Design's scope of work consists of:

- evaluating the existing conditions within and around the court facility,
- analyzing the historical trends and forecast the future Circuit Court caseload and correspondingly determine the number of judicial officers, ancillary staff, and clerk of court staff;
- estimating the area required for each court agency in 5 year increments to the year 2030,
- estimating the number of parking spaces to accommodate the needs of the courts,
- preparing planning development options that illustrate how the long- and short-term spatial needs of the court system can be accommodated,
- developing project cost estimates, and
- preparing an implementation plan.

The development of the planning options was predicated on the assumption that the existing below grade structure constructed in the early 1960s is capable of accommodating a vertical expanded structure and connecting to the historic courthouse. If documents are not available to substantiate this assumption, the consultant highly recommends that a detailed engineering analysis be conducted prior to the design phase to verify and assure that the structure can support a vertical expansion.

Existing Conditions

The circuit court is currently housed in the historic courthouse located at 100 Court House Square in Centreville, Maryland. The courthouse was originally constructed in 1796 and expanded and renovated in 1876. During the period of the Cold War during the 1960s, a basement was constructed on the west side and used as a bomb shelter. The building is inadequate for short- and long-term occupancy and is functionally deficient for the operational needs of the courts. Existing operational issues include deficiencies of the following:

OPERATIONAL

- Prisoner transfer and building security is severely impacted by the lack of dedicated paths of travel for prisoners, lack of secure courtroom holding facilities and lack of electronic security system. The lack of these systems poses a security risk to staff, the public and prisoners.
 - Building security for the public and court staff.
 - Courtroom security for the public and court staff.
 - The building does not have separate public, restricted and secure levels of circulation.
- The building does not provide sufficient space to accommodate either short-term needs or future growth in the courts.

PHYSICAL

- The building is not thoroughly compliant with current codes, including ADA accessibility requirements. This non-compliance includes, among other things, the courtrooms and clerk counter areas.
- The wooden sash and single pane glazing in all the windows are old and energy inefficient and the counterweights do not work.
- The mechanical system is antiquated. The steam boiler is still functioning, but is about to approach its life cycle period. The air conditioning system has been operating without significant problems; however, it previously ran off a 208 voltage town system that occasionally on hot days would shut off. In 2004, a booster system was added and has been operating without problems thus far.
- The electrical system is extremely old. There are three generations of wiring in the building. This was underscored when the electric panel incinerated last year and required replacement, while court was operated (in the dark) by generator. The AOC has informed the County Administrative Judge that such occurrences in the future should result in closing the courthouse. The emergency generator is approximately 40-years old and was installed when the underground structure was constructed.
- There's no fire suppression system in the courthouse.
- The plumbing fixture count is not up to current standards.
- All computer and telecommunication systems are handled by the State of Maryland and appear to be generally inadequate to serve the needs.

Area Definition

Most of the analysis consists of assessing the current and future spatial needs of the court system. Several abbreviations are used throughout this report to describe various ways of quantifying space that the courts occupied. They consist of NSF (net square feet), DGSF (departmental gross square feet), and BGSF (building gross square feet). The following defines the various terms:

Net Square Feet (NSF) – the functional size of required spaces – offices, workstations, counters, filing area, conference rooms, etc. – that does not include the wall thickness of a room and circulation required to access these spaces. As an example, a private office with an inside dimension of 10' X 12' is 120 net square feet (NSF) in size.

Departmental Gross Square Feet (DGSF) – the accumulation of all the functional spaces in a department (NSF) plus the thicknesses of all the walls and circulation required to access each individual space. Generally, a multiplier is factored to the total net square footage of space in a department to arrive at the departmental gross square feet (DGSF). Administrative areas typically require an additional 35% of the net square feet to accommodate the partitions and circulation system.

Building Gross Square Feet (BGSF) – the accumulation of all the departments located in the building (summation of all DGSF) multiplied by a factor that accounts for all building support systems. This includes exterior wall, elevators, public restrooms, fire stairs, and major vertical duct shafts. BGSF is the total size of a building.

The calculation of mechanical and electrical rooms is a separate line item and is factored prior to the determination of the building gross square feet. In the climatic zone of the northeast such as Queen Anne's County, approximately eight percent (8%) of the total departmental gross square feet of space is added within the structure to account for proper mechanical and electrical rooms.

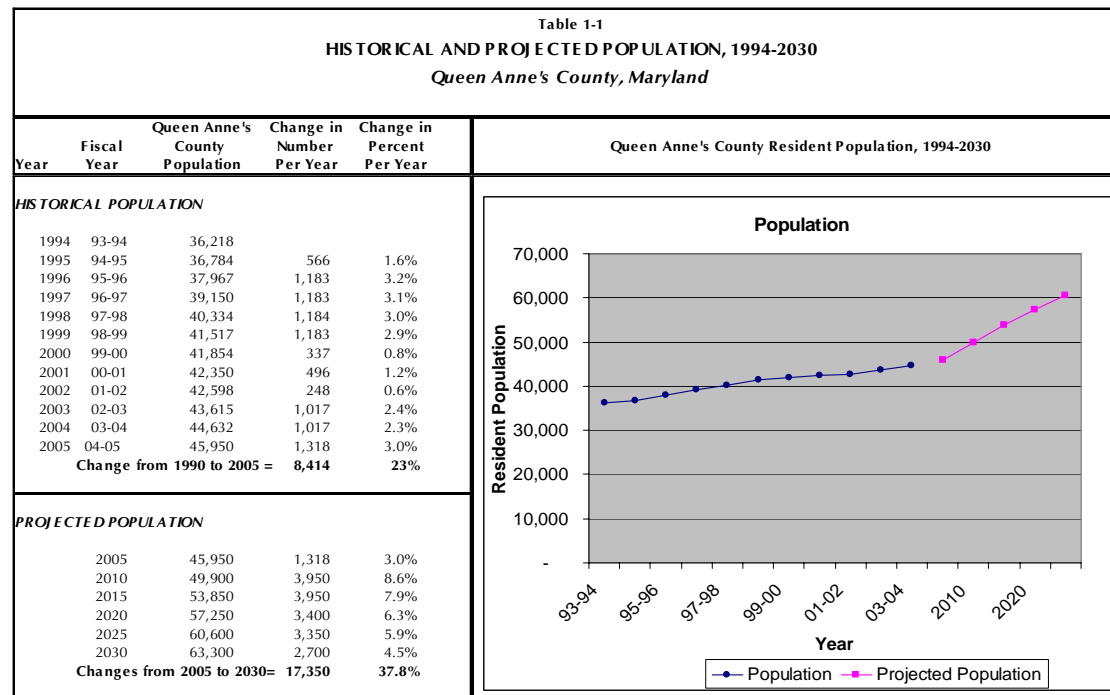
Courthouses by their nature are spatially inefficient structures. The need to provide wide corridors to handle the volume of traffic and three separate circulation zones (public, private and secure) results in the higher inefficiency as compared to a typical office structure. Courthouses are approximately 65% efficient when compared to an administrative office structure that is generally 75% efficient and higher.

Project Needs

While the general facility evaluation was being completed, DMJM Design also undertook a data collection effort to develop projections and estimates of probable future personnel needs and resulting estimated space needs. This effort produced projections in 5-year increments to the year 2030. This task confirmed that the Circuit Court had not only long ago outgrown its court facility space capacity, but also requires a major initial investment to bring everyone up to modern standards.

Currently, the Circuit Court occupies a total of 5,975 NSF (net square feet). However, if they were brought up to modern standards by providing courtroom holding cells, victim/witness waiting rooms, offices and workstations, master's hearing room, conference room for family services coordinator, office for assignment and jury commissioner, central holding with vehicular Sallyport and separate waiting areas, the total requirement for today's needs is 16,730 NSF, a 180 percent increase. Putting aside the departmental and building gross area, this analysis clearly shows that the circuit court lacks the necessary functional spaces and sizes required in a modern court facility.

The analysis of recent and historic trends showed that Queen Anne's County population has grown steadily from 1994 to 2004 by 2.6 percent per year. Official state future population projections show that growth is expected to increase from the current population of 44,632 to approximately 63,300 in 2030. Table 1-1 summarizes the historical and projected population growth for Queen Anne's County. This population projection was derived by Maryland Department of Planning.



Population Source: Maryland Department of Planning, Planning Data Services, May 2004

Note: Forecast only provided in five-year increments. The consultant used a straight line projection to estimate years between those intervals.

A variety of projection models were run and the results evaluated for future court personnel and court space needs. From among those models considered and those selected as being the most reflective of conditions and possible outcomes in Queen Anne's County, the results summarized Table 1-2 were used. The significant result from the forecast is the projected need of a second judge to the bench between 2010 and 2015. The presence of a second judge will require a need for a second courtroom set to serve the county. The results of this forecast also became the basis for estimating future space needs, which in turn allowed estimation of the amount of expansion requirements. A more detailed analysis on the projection for each court system is included in the appendix of this report.

Table 1-2 SUMMARY OF HISTORICAL AND PROJECTED FILINGS AND JUDGEHSIPS Queen Anne's County Circuit Court System Space Needs Analysis																
Filings												Projections				
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025	2030
CIRCUIT COURT	785	764	671	703	727	814	880	989	894	1,179	1,163	1,352	1,580	1,811	2,064	2,329
Criminal	138	96	69	105	80	121	122	144	156	309	303	389	480	574	673	771
Civil	521	527	497	478	543	588	639	690	599	706	704	791	896	1,018	1,156	1,309
Juvenile	63	82	53	59	47	61	71	106	95	149	131	176	233	302	392	505
Paternity	63	59	52	61	57	44	48	49	44	15	25	58	62	66	70	73
Total Circuit Court												1,413	1,671	1,960	2,290	2,658
Population	36,784	37,967	39,150	40,334	41,517	41,854	42,350	42,598	43,615	44,632	45,950	49,900	53,850	57,250	60,600	63,300
												Projections				
Judgeships	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025	2030
Circuit Court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.4	1.6	1.7	2.1	2.4
Judicial Staff	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	9.0	9.0	9.0	9.0	9.0
Masters and Secty	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Family Services Coord	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Clerk of Circuit Court	10	11.5	11.5	12	11	12	13	13	13	14	14	14.4	16.6	18.5	21.3	23.9
TOTAL CIRCUIT COURT	14	15.5	15.5	17	16	17	18	18	18	20	22	27.8	30.2	32.2	35.3	38.2

Note: 2005 Judicial Staff consists of judicial secretary, law clerk, and court reporter, and additional court reporter for Master.
Assignment/Jury Commissioner included in Circuit Court Judicial Staff.

The next step in the analysis is to convert the court and personnel projections to estimates of space needed for future years. While the projections are extended to 2030 to speculate about what might be needed by that time, obviously shorter-term projections are likely to have less deviation from probable outcomes. Moreover, as a public sector development strategy it is in the taxpayers' best interest to pay for and build to a future size

that is not so far in the future that excess space is created well before it is needed. However, in building to a shorter range need, government should do so in a manner with a design and construction strategy that can be easily expanded, rather than needing to abandon a building or site or to make substantial and costly remodeling after only five to 10 years. Such a strategy is vital to accommodating long-range growth needs, both as economically as feasible and in as non-disruptive a manner as possible. Based on the projections analysis shown in Table 1-2 the estimated future spaces of all the court agencies from the current year to 2030 were computed as shown below in Table 1-3:

Table 1-3
COURT SUMMARY SPACE NEEDS
Queen Anne's County, Maryland

Components	Existing		2005		2010		2015		2020		2025		2030	
	NS F	DGS F	NS F	DGS F	NS F	DGS F	NS F	DGS F	NS F	DGS F	NS F	DGS F	NS F	DGS F
<i>Circuit Court Judiciary</i>	2,832		5,236	6,807	6,011	8,115	9,161	12,367	9,161	12,367	9,161	12,367	9,161	12,367
<i>Circuit Court Staff</i>	2,603		3,935	5,116	3,945	5,129	4,073	5,295	4,303	5,594	4,431	5,760	4,521	5,877
<i>Court Holding</i>	-		1,320	1,980	1,700	2,550	1,700	2,550	1,700	2,550	1,700	2,550	1,700	2,550
<i>Court Support</i>	360		3,189	3,986	3,289	4,111	3,289	4,111	3,289	4,111	3,289	4,111	3,289	4,111
<i>Facility Support</i>	180		3,200	3,680	3,200	3,680	3,200	3,680	3,200	3,680	3,200	3,680	3,200	3,680
TOTAL NSF & DGSF	5,975		16,880	21,569	18,145	23,585	21,423	28,004	21,653	28,303	21,781	28,469	21,871	28,585
<i>Mechanical/Electrical</i>				1,725		1,887		2,240		2,264		2,278		2,287
<i>Building Subtotal</i>				23,294		25,471		30,244		30,567		30,746		30,872
TOTAL BUILDING GROSS SF				28,652		31,330		37,200		37,597		37,818		37,973

Note: NSF (Net Square Feet) is the functional square footage for each department.

DGSF (Department Gross Square Feet) is the total of all net square feet in a department plus internal circulation and wall thicknesses.

BGSF (Building Gross Square Feet) is the total all departmental gross square feet, plus building circulation, mechanical rooms, elevators and fire stairs, and exterior wall thickness.

Table 1-3 clearly shows the deficiency that exists in the circuit court system. A good way to understand this deficiency is by comparing the shortfall that exists in the existing net square feet of space as compared to the 2005 (current) net square feet of space. The difference between 5,975 NSF to 16,880 NSF results is a shortfall of 180%. This significant shortfall is not unusual for jurisdictions that have been operating out of an old historic courthouse. Courthouses have changed substantially in the last 20 years with security, space standards and accessibility being at the forefront of the improvements. Some of the reasons that the shortfall exists in Queen Anne's County include, but are not limited to the following:

- No separate circulation system for the judges and public.

- Lack of central holding including vehicular sally port.
- No attorney/client conference rooms and victim/witness waiting rooms.
- Inadequate space for storing court records.
- No courtroom waiting area.
- Inadequately sized workstations for clerks.
- Inadequately size and insufficient counter areas for the public.
- Small toilets that do not comply with the American with Disabilities Act (ADA).

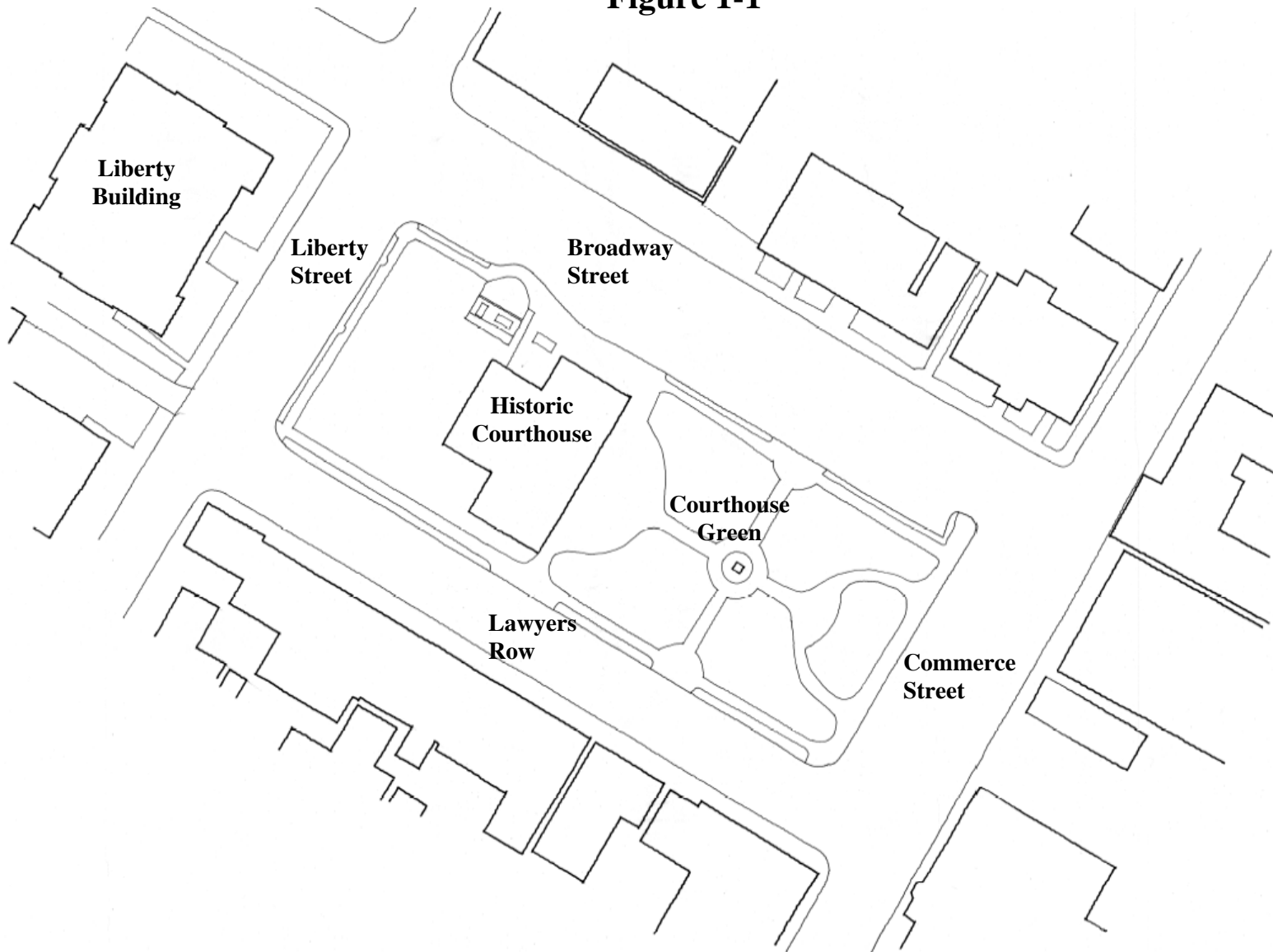
The recommended strategy that has been successful elsewhere is to design and build easily expandable additions or new buildings that start out at a size that corrects current deficiencies plus could last for up to ten years of estimated need before another major expansion is needed. However, as shown in Table 1-3, the difference between existing and 2005 spatial needs is 180%. What this table clearly demonstrates is the severe spatial deficiency that exists and the need to upgrade the current conditions.

Existing Site Issues

The site of the existing historic courthouse, prominently located in downtown Centreville, poses several challenges and issues that may affect the ability to develop an expanded judicial center. Figure 1-1 illustrates the site plan and the area that can be developed. The following provides a succinct description of the issues that limit the development of the site:

1. **Courthouse Green** The eastern part of the courthouse fronts a beautifully landscaped downtown square or green. The green provides a formal procession point from Commerce Street (Rt. 213) to the courthouse. A statue of Queen Anne is placed in the green, donated and dedicated by Her Royal Highness Princess Anne of England in 1977. There's also a war memorial wall on the courthouse green that lists all of Queen Anne's County's residents who died fighting in various wars. Due to the historic nature of the courthouse and its green, the courthouse green would not and should not be considered as an area for developing an expanded courthouse.
2. **Northern and Southern Sides.** Both of these areas along the sides of the historic courthouse are not available for development considering that the structure is within several feet of the property line and public sidewalk. The only areas that would be considered suitable for development are the two small pockets of the courthouse that is flanked by the clerk's office on the first floor and courtroom on the second level. These pockets represent approximately 500 SF of area. Due to the limitations of these sides, the northern and southern sides would not provide any reasonable area for expanding the historic courthouse.
3. **Western Side.** The western side, facing the Liberty Building, is the only developable area for an expanded courthouse. The available area for development is approximately 4,800 SF, mostly over the 1960s bomb shelter. The underground structure was designed to accept a future vertical structure. An emergency generator is located on the northern side of the property enclosed in a brick wall, which is unsightly, and the judge has indicated that he would like to have this removed. The area is sparsely landscaped. The western side is clearly the only suitable area for expanding the historic courthouse.

Figure 1-1



Potential Option Development

Based on the previous site analysis and space need projections, the western side of the historic courthouse would provide minimal opportunities to handle the future expansion needs of the Circuit Court. Constructing a two-story structure over the basement and keeping it the same height as the historic courthouse would still leave a spatial shortfall of approximately 3,600 DGSF to handle the current needs. The consultant analyzed the potential of a three story structure to determine the available area to handle the projected needs. Table 1-4 summarizes the existing area (departmental gross square footage) in the historic courthouse and the new area through a three story addition (note that the lower level of the expansion is covered through the 1960s bomb shelter). The result is approximately 21,340 DGSF available for the courts.

Table 1-4			
Level	Historic Courthouse	Addition	Total
Lower	4,600	-	4,600
First	2,830	3,550	6,380
Second	3,180	3,550	6,730
Third	-	3,630	3,630
Total	10,610	10,730	21,340

Using this analysis, the consultant assessed if this scenario would provide sufficient area to handle the current needs of the court system. Table 1-5 summarizes the current needs of the courts (21,569 DGSF), the available area in the historic courthouse (from Table 1-4), and the area added with a new three-story expansion. The shortfall is only 2294 DGSF. Clearly, a three-story addition to the historic courthouse would handle the short-term (current) needs of the courts. However, two questions must be asked: 1) will a three story addition to the historic courthouse be acceptable to the community, and 2) is it worth the use of public funds to build an expansion that will only handle the current needs of the court system and not accommodate the long-term requirements, particularly when a new judge is appointed to the bench in the next three to ten years.

Table 1-5	
	DGS F
Proposed Area for 2005	21,569
Existing Available Area in Historic Courthouse	10,610
Current Shortfall	10,959
New Three Story Addition	10,730
Final Shortfall	229

The previous site analysis, particularly the inadequacy of handling the long-term needs of the circuit court system, poses an important issue for the county to consider: does it make financial sense from a financial viewpoint to maintain and expand the courthouse on the downtown site, or should the courthouse be relocated to another site? The construction of a new county jail or regional jail has been an issue discussed for various years in Queen Anne's County. A number of jurisdictions have developed consolidated courthouse/jail facilities due to the same issues that Queen Anne's County is facing. One of the benefits of a consolidated courthouse/jail is the lower operational cost of escorting in-custody defendants between both facilities and the lower risk of an escape during the process. Moreover, the joint development capital cost can be lowered since projects are constructed at the same time and the design will consolidate building systems (mechanical, electrical, etc.) that would normally be duplicated. The prospect of relocating the court system from the historic center of town may be sensitive since it has been located downtown throughout the county's history.

Another option is relocating the courts into the county administration building (Liberty Building) and backfilling the historic courthouse with county administrative functions. Though the consultant did not undertake a spatial analysis to determine if the county administration building has sufficient space to accommodate the long-term needs of the circuit court, the larger problem centers on the functional layout of the Liberty Building and its capability of handling the security needs of the courts. Courthouses are significantly different in their internal functional organization where three levels of security zones or corridors should be provided to separate all the parties until they reach the courtroom. The three circulation zones consist of the public, private (judicial) and secure corridors. This is a concept used in all modern courthouse designs and is one of the most proactive ways of securing a facility. This concept prevents the inadvertent commingling of parties in a public corridor that can

potentially lead to a volatile situation. The historic courthouse, due to its limitations, can only provide two different circulations zones (secure circulation is separated to a certain extent with a dedicated elevator for defendants). The existing county administration building will not be capable of accommodating this circulation concept and should not be considered as an alternative to house the circuit court needs on a security level.

Finally, another option is to close Liberty Street between the courthouse and the county administration building. This closure would enlarge the site to handle the long-term needs of the courts. The area between both facilities can be converted into a government plaza where a new secure entry into courthouse would be located. The existing historic entry would be closed in this scenario. However, Commerce and Liberty Streets are main one-way arteries going through the downtown area. Commerce Street is for north-bound traffic and Liberty Street handles south-bound traffic. Closing Liberty Street west of the courthouse would severely impact traffic flow through town. There have been discussions regarding a new by-pass artery that would redirect traffic on Route 213 away from downtown Centreville. If this by-pass is constructed, the closure of Liberty Street would mitigate traffic through the downtown and should seriously be considered by Queen Anne's County to expand the circuit courthouse.

Development Concept

Based on the forecast for the future needs, the analysis of the existing site, and the potential option development of maintaining the circuit court system downtown, the next step is to present a concept of how an expansion program can occur on the western side of the historic courthouse. If one was to assume that the closure of Liberty Street was feasible in a ten-year time frame, the development concept should be strategically handled in a manner where the short-term solution can easily expand into a long-term option. Phasing judicial projects over a long-term requires a different approach. The deployment scenario in the first phase should consider how the internal organization can accommodate different programmatic functions in the second phase. By this, the administrative function in the first phase addition should be designed to accommodate a second courtroom when the second phase construction program begins. This would require the need to design the space with long column spans, high ceiling heights and secure elevator for the courtroom's functional requirements.

Neighboring Anne Arundel County recently completed a ten-year phasing program of expanding their circuit courthouse. In this case, the first phase consisted of demolishing several structures and constructing an addition that accommodated 16 courtrooms. The second phase included another addition to handle the circuit court's administrative needs. The final phase consisted of restoring the 1826 historic courthouse. The historic courthouse was maintained as the symbolic, but secure, entry into the expanded judicial center and the historic courtroom became a community room.

Table 1-5 summarizes a proposed occupancy scenario for handling the short-term needs of the courts through the re-use of the historic courthouse and a western expansion. Figure 1-2 illustrates a site plan on how this expansion can occur.

Table 1-5					
Level	Component	DGSF Planned	DGSF Available	Shortfall Overage	Comment
Basement			4,200		does not include existing mechanical
	Central Holding	1,170			
	Inactive Files - Clerk	575			
	Land Records	805			
	Bulk Storage	460			
	Court Security	830			
	Facilities	656			
	<i>Subtotal</i>	4,496		(296)	
First Floor			6,110		
	Vehicular Sallyport	810			
	Clerk of Court	3,736			
	Public Areas	2,128			
	Facilities	437			
	<i>Subtotal</i>	7,111		(1,001)	
Second Floor			6,580		
	Circuit Court	4,792			
	Master's Hearing Room	2,013			
	<i>Subtotal</i>	6,805		(225)	
Third Floor			3,400		future second circuit courtroom set
	Law Library	900			
	Jury Assembly	1,244			
	Attorney Conference Rms	1,013			
	<i>Subtotal</i>	3,157		243	
	TOTAL	21,569	20,290	(1,279)	2005 Needs
		23,585	20,290	(3,295)	2010 Needs
		28,005	20,290	(7,715)	2015 Needs
		28,303	20,290	(8,013)	2020 Needs
		28,469	20,290	(8,179)	2025 Needs
		28,585	20,290	(8,295)	2030 Needs

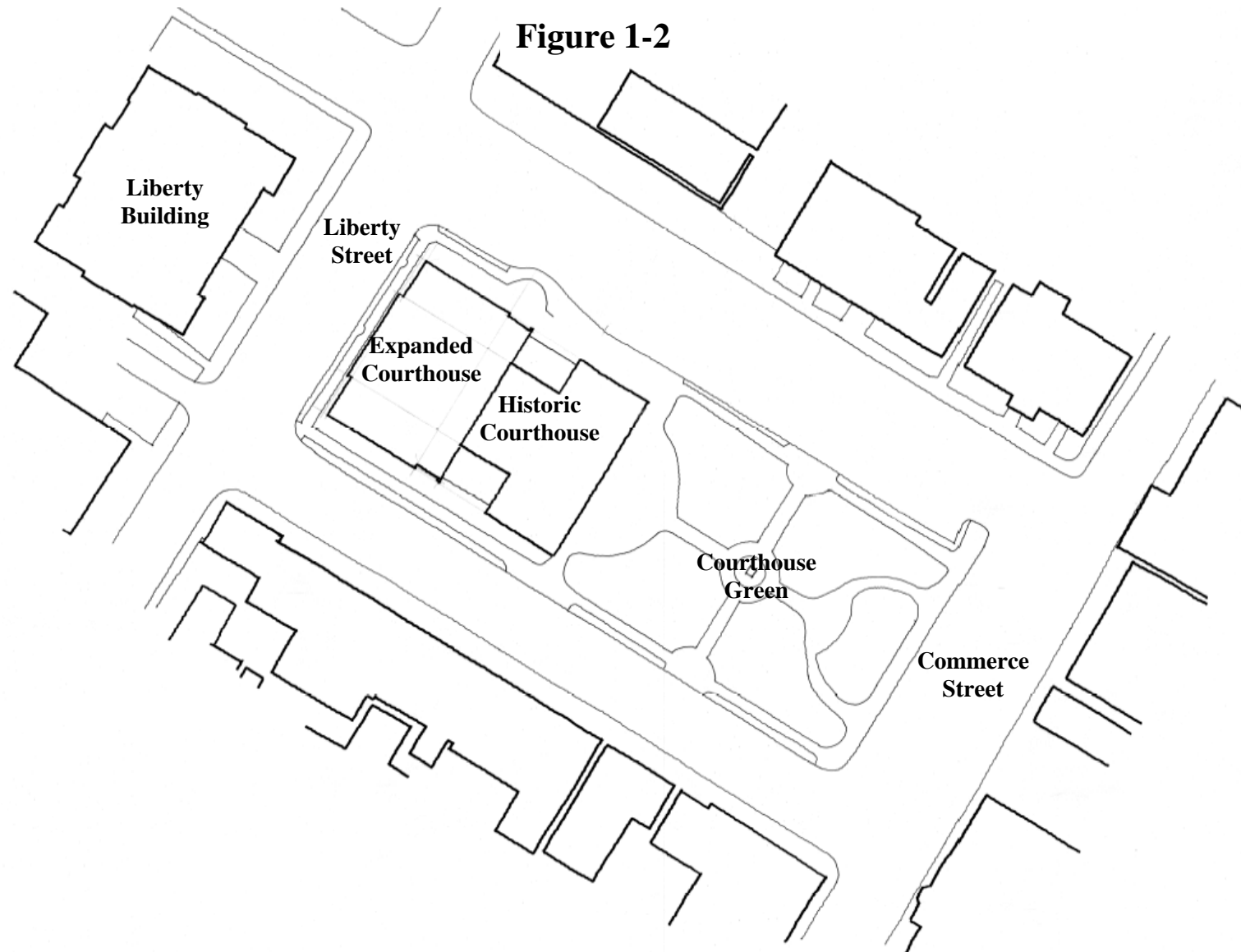
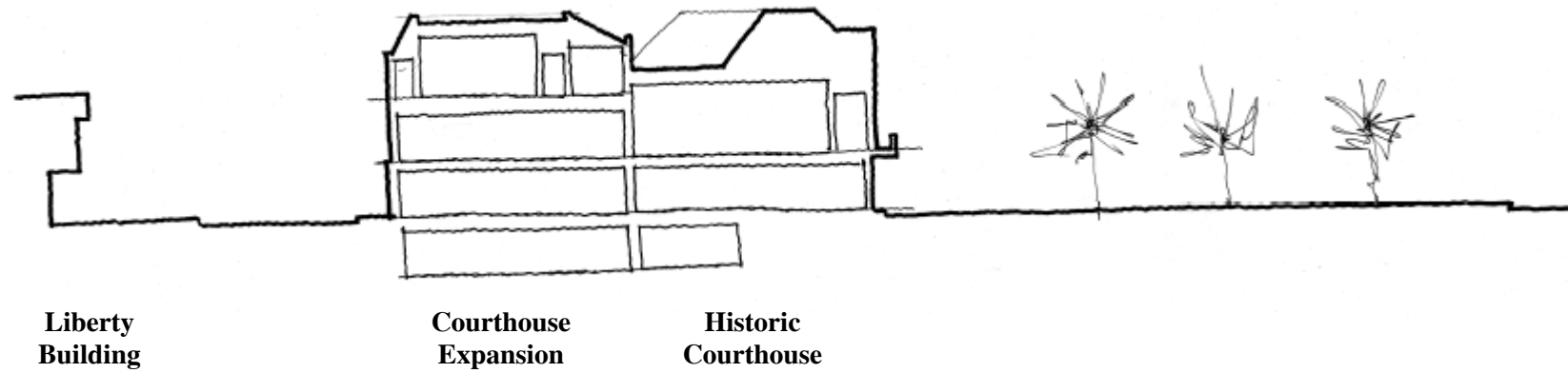
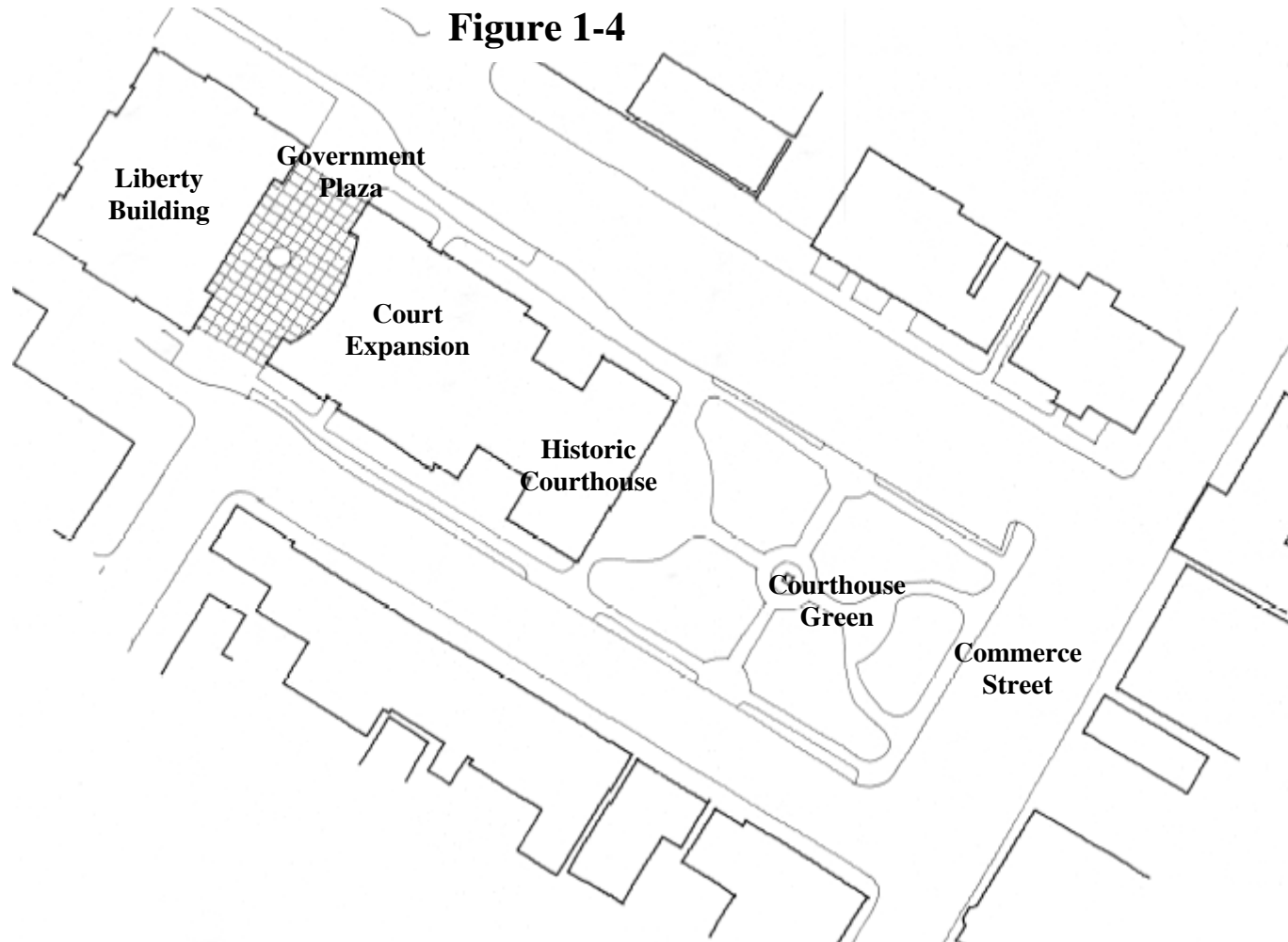


Figure 1-3



Building/Site Section

Figure 1-3 illustrates how the second phase expansion program would occur through the closure of Liberty Street and the construction of a new government plaza between the expanded courthouse and Liberty Building. This expansion program would handle the 2030 spatial needs of the circuit court system.



Preliminary Cost Estimates, Comparison and Recommendation

The final part of the concept options of phasing a courthouse project compares their estimated probable cost differences, in terms of the one-time capital project expenditure. For the development option preliminary estimates for the construction cost plus soft costs (e.g. professional design fees, testing, furniture, fixtures, equipment, and contingency) were also estimated as 2005 present values. The development cost for Option 1 includes internal demolition, upgrade to the building systems (mechanical, electrical, roofing, and exterior system). Contingency provides insurance for certain unknown construction and design issues that will not be identified until the design and construction process. Table 1-5 summarizes the preliminary construction and project costs for both options, renovating and expanding the historic courthouse, and for constructing a new court facility:

	Table 1-5				
	Option	Construction Cost	Soft Cost	Total Project Cost	Comments
1	Expand courthouse to West to meet current need. Renovate historic courthouse	\$ 5,375,240.00	\$ 1,417,666.80	\$ 6,792,907	Parking not included.
2		\$ 9,702,940.00	\$ 2,442,646.80	\$ 12,145,587	Parking not included.
3	New Courthouse	\$ 8,698,360.00	\$ 1,851,907.26	\$ 10,550,267	Land acquisition cost not included. Parking on grade.

The difference in project cost between the two options is \$4.36 million. However, Option 1 is only budgeted to handle the 2005 spatial needs, and yet it still falls short of meeting that goal by approximately 1,110 DGSF. Furthermore, Option 1 does not address any of the parking problems in and around the historic courthouse. In this option, parking will continue to occur on street around the historic courthouse or at the county administration building.

Implementation

The previous section on the project cost comparison between the two options brings an important issue for the circuit court and county commission to decide: should public funds be expended to renovate and expand the historic courthouse if Liberty Street cannot be closed. This expansion option will not serve the long-term needs of the court system. Maintaining the courthouse on the courthouse green is symbolically and economically important to Centreville and its residents. A number of jurisdictions across the country faced this quagmire in deciding how best to continue using a historic courthouse when it simply cannot handle the spatial, functional and operational needs of a modern court system. Neighboring Anne Arundel County across the Chesapeake Bay was fortunate to have sufficient area behind their 1825 courthouse to accommodate a 300,000 SF expansion. The same was true with Prince George's County. However, Berkeley County (West Virginia) faced this situation when the site of their 1800s courthouse could no longer sustain future growth. The county opted to relocate their court system several blocks away within an abandoned mill structure.

Each jurisdiction has their own set of criteria, but the consultant can provide the county with objectives that must be used when exploring and evaluating various options to provide functional space for their court system. In the course of making a recommendation on the courthouse option, the commission must seriously consider several issues:

- Think Long Term
- If short term, make sure that a long-term option can easily be handled on the site
- Assure that security isn't compromised
- Don't find a middle ground on the spatial and functional needs for the courts
- Look at long-term investment

In making a recommendation for the courthouse, the commission should also decide if they want to consolidate their jail and courthouse on another site, or separate them. The consultant has been working with a county in Michigan that is facing the same issue as Queen Anne's County. Their historic courthouse is located adjacent to the county jail in the downtown area. Both structures have outgrown their useful life and cannot accommodate any future growth. Moreover, the existing site presented several limitations that would make it difficult to construct a long-term functional justice facility. Finally, the financial cost of constructing a new justice complex as compared to renovating and expanding the existing facilities was not financially prudent. Therefore, the county commission has decided to examine an option of constructing a consolidated courthouse/jail on a downtown site.

Based on the process of projecting the future needs of the court system, assessing the conditions of the existing courthouse and developing the option for handling the long- and short-term needs of the court facility, the consultant recommends that if Liberty Street cannot be closed to handle the long-term needs of the circuit court system, the county should explore and examine a different site that will accommodate the requirements and operations of Queen Anne's County Circuit Court in a modern court facility.